

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0072

PROPERTY LOCATION: <u>5951 Stevenson Aue. Alexandria</u> , VA 2230
TAX MAP REFERENCE: 047.03-04-19 ZONE: CRMWM APPLICANT: Name: Hashim Abbasi
Address: 8099 Paper Birch Drive Lorton, VA 22079
PROPOSED USE: Restaurant and banquet hall
THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application. THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the
City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
Print Name of Applicant or Agent Signature Date
8099 Paper Birch Dr. 1571 005-9019 Mailing/Street Address Telephone # Fax #
City and State Zip Code Sharita. abbasi agained Email address Since Again
ACTION-PLANNING COMMISSION:DATE:
ACTION-CITY COUNCIL: DATE:

SUP# 20/0-0072

PROPERTY OWNER'S AUTHORIZATION
As the property owner of $\frac{5951 \text{ Steveuson}}{\text{(Property Address)}}$, I hereby grant the applicant authorization to apply for the $\frac{\text{Restaunt Baryof M}}{\text{(use)}}$
described in this application.
Name: SANG KWON Choi Phone 703-212-1841
Address: 5999 Steverson 75 Email: Signature: Date: 1911/10
Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. [] Required floor plan and plot/site plan attached. [] Requesting a waiver. See attached written request.
The applicant is the (check one): [] Owner [] Contract Purchaser [] Lessee or [] Other: of the subject property.
State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.
Hashim Alobasi 100°/o interest
8099 Paper Birch Dr.
Lorton, VA 22079

sup# <u>2010-0072</u>

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the
entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall
include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Hashim Abbasi	8099 Paper Birch Dr. Lorton, VA 22079	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5051 Sevens Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Sang kwon choi	5999 stevenson Ave. Alevandua, VA	1000/0
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body '(i.e. City Council, Planning Commission, etc.)
1. Hasnim Alobasi	none	none
2. Sang Ewonchoi	none	none
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I	hereby attest to the best of my ability that the information	provided above is true
and correct. Hashem Ahh	251	

Date

Printed Name

Stanature



Alexandria City Council

William Euille

Kerry Donely

Frank Fannon IV

Alicia Hughes

Rob Krupicka

Redella "Del" Pepper

Paul Smedberg

Board of Zoning Appeals

Mark Allen

Geoffrey Goodale

John Keegan

Stephen Koenig

David Lantzy

Jennifer Lewis

Eric Zander

Board of Architectural Review

Parker-Gray District

William Conkey

Robert Duffy

Christina Kelley

H. Richard Lloyd, III

Douglas Meick

Philip Moffat

Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

Planning Commission

John Komoroske

H. Stewart Dunn

Jesse Jennings

Donna Fossum

Mary Lyman

J. Lawrence Robinson

Eric Wagner

Board of Architectural Review

Old and Historic District

Chip Carlin

Oscar Fitzgerald

Thomas Hulfish

Arthur Keleher

Wayne Neale

Peter Smeallie

John Von Senden

SUP # 3010-0013

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[]	No. The agent shall obtain a business license prior to filing application, if required by the City Code.
A	egent is family member with no compensation.

NARRATIVE DESCRIPTION

[] Yes. Provide proof of current City business license

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

This application is for a restaurant and barquet hall. The banquet hall will host different occasions, including but not limited to wedding and funeral receptions, engagement and birthday celebrations and office. I conference meetings etc.

There will be live music upon request during specific occasions. There will also be live background music playing softly during certain special occasions [houdays such as new years, mothers day etc. This will probably occur during 5-le houdays per year.

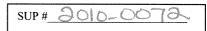
The restaurant will provide ratering services and there will be two transcess designated for this purpose.

and an events held in the restaurant will be a full service restaurant overseen by management at an times.

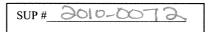
SUP# <u>8010-0073</u>

USE/CHARACTERISTICS

	proposed special use permit requ		(check one):
	new use requiring a special use		
	n expansion or change to an exis	-	
	n expansion or change to an exis	ting use v	with a special use permit,
[] of	ther. Please describe:	· · · · · · · · · · · · · · · · · · ·	
Plea	se describe the capacity of the pr	oposed u	ise:
A.	How many patrons, clients, p	upils and	other such users do you expect?
	Specify time period (i.e., day,		
			pprox. 50-60 customers
	banquet hall to 3		ening)-0 150-200 customers
B.	How many employees, staff a		
	Specify time period (i.e., day,		
	noon-afterno	00 =	10 people
	evening-night	tim	e=18 people
Plea	se describe the proposed hours a	and days	of operation of the proposed use:
Day:			Hours:
<u></u>	ooday ounday		10:00 Am - 2:00 Am
1 1	anday-sunday	+	10.00 AIVI = 8.00 AVV
Plea	se describe any potential noise e	manating	from the proposed use.
A.	Describe the noise levels anti	cipated fr	om all mechanical equipment and patrons.
	normal noise	leve	is that emanate from
	ar nomal r	esto	iurant.
В.	How will the noise be controlled	ed?	
	Justamers and	lem	ployees will be
	Austomers and	lem	ployees will be



ve —	ents to help control the odays.
Pleas	se provide information regarding trash and litter generated by the use.
A.	What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
В.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or p week) Approximately 6-8 garbase bags per
C.	How often will trash be collected?
	twice a week
D.	How will you prevent littering on the property, streets and nearby properties?
	Trash cans will be set up around the property. 2 trash co Ine front and I trash can as well as a dumpster in the bo
\\/ill a	Employees will also monitor site for trash and liter. In hazardous materials, as defined by the state or federal government, be handled, stored, or gener
	roperty?
[]Y	es. No.



11.		y organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be d, stored, or generated on the property?
	[] Ye	s. [No.
	If yes,	provide the name, monthly quantity, and specific disposal method below:
12.	What r	nethods are proposed to ensure the safety of nearby residents, employees and patrons?
	The	restaurant area will be monitered by employees
	a+	au times. The area will possibly be monitered
	by	a video surreillance system.
ALC	OHOL	SALES
13.	A.	Will the proposed use include the sale of beer, wine, or mixed drinks?
		Yes [] No
		If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.
		Beerand wine and mixed donks will be
		sened. It will only be on-premises.
		There will be no bar service.

SUP# 2010-0073

PARKING AND ACCESS REQUIREMENTS

4.	A.	How many parking spaces of each type are provided for the proposed use:
		177 Standard spaces
		Compact spaces
		Handicapped accessible spaces.
		187 Other. total
	F	
		Planning and Zoning Staff Only
	Requ	nired number of spaces for use per Zoning Ordinance Section 8-200A
	Does	the application meet the requirement? [] Yes [] No
	B.	Where is required parking located? (check one)
		√ on-site
		[] off-site
te par	arking w ustrial u	FE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide offithin 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial ses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 with a special use permit.
	C.	If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning
		Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.
		[] Parking reduction requested; see attached supplemental form
5.	Pleas	e provide information regarding loading and unloading facilities for the use:
	A.	How many loading spaces are available for the use? \ \ Space
		Planning and Zoning Staff Only
	Re	equired number of loading spaces for use per Zoning Ordinance Section 8-200
	l n	
	"	es the application meet the requirement?

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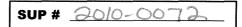
	В.	Where are off-street loading facilities located? <u>In the back of</u>
		The building.
	C.	During what hours of the day do you expect loading/unloading operations to occur? In the moving no eartier than 7 a.m.
	D.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
16.	neces	et access to the subject property adequate or are any street improvements, such as a new turning lane, sary to minimize impacts on traffic flow? HIS a free-standing building:
SITI		RACTERISTICS
17.	Will th	e proposed uses be located in an existing building? Yes [] No
	Do yo	u propose to construct an addition to the building? [] Yes [] No
	How Is	arge will the addition be? square feet.
18.	What	will the total area occupied by the proposed use be?
	11,0	$\frac{\partial \mathcal{D}}{\partial t}$ sq. ft. (existing) + sq. ft. (addition if any) = $\frac{1}{1000}$ sq. ft. (total)
19.	[]as []ah []aw []as []an	roposed use is located in: (check one) tand alone building ouse located in a residential zone varehouse hopping center. Please provide name of the center: office building. Please provide name of the building: er. Please describe:

End of Application

SUP# 2010-0072



_	ts requesti									
rant s	hall compl	ete the fo	llowing	g section	1.					į
How m	any seats are	proposed?)							÷ *
	s: 3155 500			ors:	4	10	Total r	iumber p	roposed	: <u>-38 (</u>
Will the	e restaurant o	ffer any of t	he follow	/ing?						272
Alcoho	lic beverages	(SUP onl	y)	<u></u>	Yes	w	No			
Beer a	nd wine — or	-premises			Yes		No			
Beer a	nd wine — of	f-premises			Yes	V	_ No			
Please	describe the	type of food	d that wil	l be serve	d:					
E	boic	afak	an-	f000	$d \cdot 1$	Lma	enu	a++	ach	ed).
The re	staurant will o	ffer the follo	owing se	rvice (che	ck items	that a	nnlv).			
	staurant will o		bar	\/ca	rry-out			delivery		
If deliv	table service ery service is	proposed,	bar how mar	ca	irry-out s do you	ı anticip	 pate?	•		
If deliv	table service	proposed, use their o	bar how mar wn vehic	cany vehicles	rry-out s do you	ı anticip	 pate?	•		
If deliv Will de Where	table service ery service is livery drivers	proposed, use their ovehicles be	bar how mar wn vehic parked v	cany vehicles	s do you	anticip Yes	pate? _	No	levision,	video gam
If deliv Will de Where Will the	table service ery service is elivery drivers will delivery e restaurant o	proposed, use their overhicles be	bar how mar wn vehic parked v	ny vehicles les? _ when not in	s do you n use?	anticip Yes	pate?	No		



Par	king impacts. Please answer the following:
1.	What percent of patron parking can be accommodated off-street? (check one)
	100%
	75-99%
	50-74%
	1-49%
	No parking can be accommodated off-street
2.	What percentage of employees who drive can be accommodated off the street at least in the evenings and
	on weekends? (check one)
	All `
	75-99%
	50-74%
	1-49%
	None
3.	What is the estimated peak evening impact upon neighborhoods? (check one)
0.	No parking impact predicted
	Less than 20 additional cars in neighborhood
	20-40 additional cars
	More than 40 additional cars
	Wore than 40 additional cars
	er plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a which indicates those steps it will take to eliminate litter generated by sales in that restaurant.
Alc	ohol Consumption and Late Night Hours. Please fill in the following information.
1.	Maximum number of patrons shall be determined by adding the following:
	515 380 Maximum number of patron dining seats
	+ O Maximum number of patron bar seats
	+ Maximum number of standing patrons
	= 380 Maximum number of patrons
	515
2.	Maximum number of employees by hour at any one time
3.	Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
	Closing by 8:00 PM
	Closing after 8:00 PM but by 10:00 PM
	Closing after 10:00 PM but by Midnight
	Closing after Midnight
4.	Alcohol Consumption (check one)
	High ratio of alcohol to food
	Balance between alcohol and food